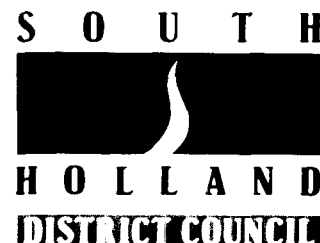


FILE COPY



Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990 Refusal of Planning Permission

Reference: H20/1194/02

Received: 04-NOV-02

Type: OUTLINE

Name: Mrs H I Gelder
29 High Street
Newton on Trent
Lincoln
LN1 2JS

Agent: Trevor A Clay
14 Old Fendike Road
Weston Hills
Spalding, Lincs. PE12 6DD

Description: Construction of two new bungalows

Location : Land adj Manor Farm Broadgate
Sutton St James

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

- 1 The proposed development is contrary to Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011, which only permits new housing on sites which currently have planning permission. This policy is part of an overall housing strategy within the evolving Local Plan which aims to:
 - reduce the over-supply of housing land in the district to be more in line with Policies 9 and 10 of the Lincolnshire Structure Plan to 2011, and;
 - be in accordance with advice within the Government's Planning Policy Guidance Note No. 3 'Housing', which indicates that new housing should be in sustainable locations.The proposed development would, if permitted, add unnecessarily to the supply of housing land, contrary to those aims, and would create a precedent for granting other permissions. This would have the cumulative effect of further prejudicing the preparation of the emerging Local Plan and the achievement of the aims to concentrate housing development in urban areas and secure a more sustainable pattern of development.

Note(s):

The determined plans are:

1:1250 location plan received on 4 Nov 02.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Telephone: (01775) 761161
Fax: (01775) 711253
Email: info@sholland.gov.uk

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

You are advised that the Environment Agency has raised objections in the absence of a flood risk assessment. In the event of an Appeal against this decision you should address this.

Sevians

Head of Planning & Development

17 FEB 2003

H20/1194/02

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc
DRAFT REFUSAL

Reference H20/1194/02

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that permission has been refused etc
for the following reasons:**

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Note(s):

The determined plans are: *1:1130 Local Plan*

You are advised that the Environment Agency has raised objections in the absence of a flood risk assessment. In the event of an Appeal against this decision you should address this.

Director of Customer Services
13 FEB 2003

H20/1194/02

Handwritten:
14/2/03